

130 W Lisbon St, Waynesburg, OH 44688

MLS#: **5226337**

Status: **Active**

Recent: **07/09/2026 : New Listing**

Prop Type: **Commercial Sale**

Sub Type: **Business**

List Price: **\$199,900**

DOM/CDOM: **14/14**



List Dt Rec: **07/09/2026**

Lot #:

Unit:

County: **Stark**

List Date: **07/09/2026**

Contg Dt:

Pend Dt:

Off Mkt Dt:

Close Dt:

Exp Dt: **07/07/2027**

Parcel ID: **TX 06600319**

Twp: **Waynesburg Village**

Subdiv: **Village/Waynesburg**

School Dist: **Sandy Valley LSD Stark- 7616**

Yr Built: **1979/Public Records**

SqFt Total: **1,842**

\$/SqFt: **\$108.52**

Map:

Directions: **On Lisbon, keep straight instead of turning after the bridge, building is across the street on Lisbon when you get to the light.**

Legal/Taxes

Taxes: **\$2,260**

Tax Year: **2025**

Assessment: **No**

Homestead:

Legal: **31-30'ES**

Annual RE Tax: **\$2,260**

Zoning:

General Information

Approx Fin SqFt: **1,842/Auditors Website**

Office SqFt:

Lot Size (acre): **0.12**

DriveIn Door Max Hgt:

Residential SqFt:

Lot Size Source: **Auditors Website**

Drive In Door Min Hgt:

SqFt Max:

Stories Abv Gd: **1**

Location:

Downtown

Parking:

15

Cost:

Other

Ceiling Height:

Business Type: **Restaurant**

Features

Basement:

No, None

Bldg Feat:

Bathrooms

Fence:

None

Roof:

Asphalt/Fiberglass

Heating:

Electric, Gas

Cooling:

Central Air

Water:

Public

Sewer:

Public

Parking:

Asphalt, On Site, Parking Lot, Paved

Prop Cond:

Actual YBT

Addl SubType:

Business Opportunity, Business w/ Property, Restaurant

Location:

Downtown

Current Use:

See Remarks

Remarks:

Here is your chance to take over one of Waynesburg's most well known establishments, West End Pizza! This turnkey opportunity includes the real estate, all pizza shop equipment, original recipes, and existing inventory. The building is exceptionally clean, well maintained, and thoughtfully updated, including a complete remodeled dining area in 2019 and a metal roof installed in 2015. A gas generator with an automatic transfer switch keeps the business fully operational during any potential power outages. The fully equipped kitchen features two well maintained pizza ovens, Broaster fryers, a gas range, prep tables, sinks, and a fire suppression system. The prep room is outfitted with premium commercial equipment, including a Hobart mixer, slicer, walk-in cooler, freezers, baking racks, and stainless prep tables. Additional rear storage includes a walk-in freezer, pizza warmer, safe, and ample supply storage. Utilities include 200-amp electric, dual forced-air furnaces, central A/C, a mini-split for the dining area, and a 50-gallon hot water tank. The dining room offers booth, tables, and diner-style seating, along with a POS system, card readers, and a Pepsi fountain. With everything together, you have the opportunity of a lifetime to step right into a turnkey business that's serviced the area for generations.

Agent/Broker Info

List Agent: **Nick Rock (2013001508)**

List Office: **Keller Williams Legacy Group Realty (C75759)**

Contact #: **330-704-9049**

Office Phone: **330-433-6005**

LA Email: **nicholasrock424@gmail.com**

Office Fax: **330-433-6010**

LA License #: **OH SAL.2013001508**

Brokerage Lic: **2007005231**

Co List Agt: **Xavier Mottice (2020001510)**

Co List Off: **Keller Williams Legacy Group Realty (C75759)**

Co License #: **OH SAL.2020001510**

Brokerage Lic: **2007005231**

Contact #: **330-605-7483**

Co LA Email: **xmottice@kw.com**

Attrib Cnt: **Override xmottice@kw.com**

Waived Agt: **No**

Showing

Showing Contact:

Type: **Showing Service**

Showing Rqmts: **Use Showing Time Link**

Showing Remarks: **Listing agent or co-agent to be present for showings. 48 hour notice required, showings to occur in off hours before 4pm.**

Show Address to Client: **Yes**

Distribution

Internet Listing Y/N: **Yes - No AVM**

Internet Address Y/N: **Yes**

Internet Consumer Comm Y/N: **No**

Listing/Contract Info

Owner Name:
Listing Agreement: **Exclusive Right To Sell**
Listing Contract Date: **07/09/2026**
Possession: **Negotiable (Possession)**
Occupant: **Owner**
Special Listing Conditions: **Principal/NR**
Concessions: **Negotiable**
Online Bidding: **No**
Court Ordered: **No**
Broker Remarks: **Financials will be made available to serious buyers at first showing. Listing agent or co-listing agent to attend showings. Seller prefers all showings to be in off-hours no later than 4pm. Sellers are selling because other business opportunities have come up and they feel it would be best serviced by an owner operator.**

Owner Phone:
Expiration Date: **07/07/2027**

Owner Agent: **No** Warranty:
Listing Service: **Full Service**
Purchase Contract Date:
Orig List Price: **\$199,900**

Prepared By: Nick Rock
Listing information is derived from various sources, including public records, which may not be accurate. Consumers should rely upon their own investigation and inspections.

Information is Believed To Be Accurate But Not Guaranteed

Date Printed: 07/23/2026 11:25 AM

MLS: 5226337

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Business SqFt: **0** Bsmt: **No** Yr: **1979** Acres: **0.12** **\$199,900**



Front of Structure



Front of Structure



Front of Structure



Entry



Entry



Dining Area



Bar



Dining Area



Dining Area



Reception



Reception



Other



Other



Other



Storage



Storage



Utility Room



Other



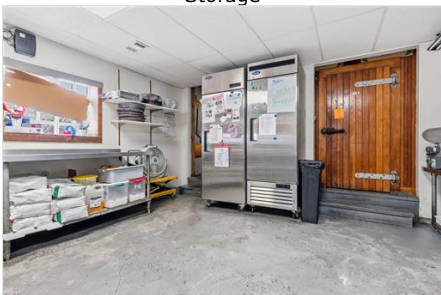
Storage



Other



Other



Other



Other



Other



Other



Kitchen



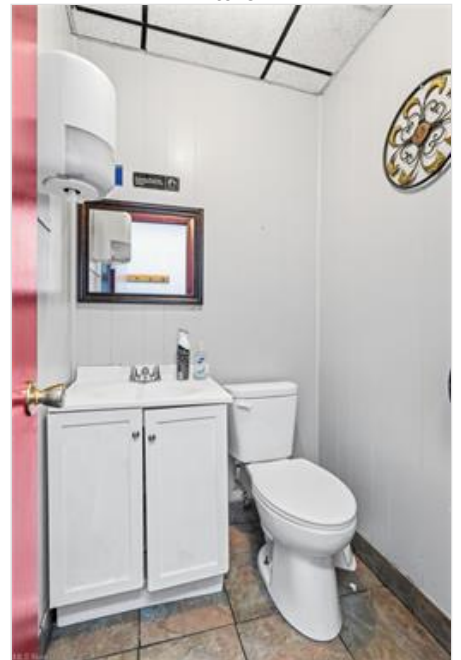
Kitchen



Other



Bathroom



Bathroom



Parking



Side of Structure



Back of Structure

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